

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
September 23, 2020

NOTICE THAT THE SEPTEMBER 23, 2020 REGULAR PUBLIC MEETING OF THE TOWN OF HIGHLAND ADVISORY BOARD OF ZONING APPEALS WILL BE CONVENED AS AN ELECTRONIC MEETING, PURSUANT TO GOVERNOR HOLCOMB'S EXECUTIVE ORDERS 20-04, 20-09 AND 20-25, NOW EXTENDED BY EXECUTIVE ORDER 20-41, ALLOWING SUCH MEETINGS, PURSUANT TO IC 5-14-1.5-3.6 FOR THE DURATION OF THE EMERGENCY, THROUGH TO OCTOBER 2, 2020.

PEOPLE MAY OBSERVE OR JOIN THE MEETING ON THE ZOOM PLATFORM

Topic: Town of Highland - BZA

Time: Sep 23, 2020 06:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/94284494420?pwd=MXUzSlpiZDQ0Z0toNXdrQmluZjk4QT09>

Meeting ID: 942 8449 4420

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- 1) **OPENING: Pledge of Allegiance Led By:** Mr. Grzymski
- 2) **ROLL CALL: Members:** Mr. Martini, Mr. Grzymski, Mr. Helms, Mr. Thomas and Mrs. Murovic.
- 3) **MINUTES:** Are there any deletions, corrections or additions to the minutes of the last Board of Zoning Appeals meeting on August 26, 2020? If none, they will stand approved as posted.
- 4) **ANNOUNCEMENTS:** The date of the next meeting of the Board of Zoning Appeals to be October 28, 2020.
- 5) **COMMUNICATION:** None
- 6) **Old Business: Approval of Findings of Fact for Krooswyk Trucking/Homes of Distinction – Brandon Smith, 5209 Hohman Avenue, Hammond, IN,** Seeking a variance for Lot Width, Square Footage & Garage Setback for lot located at 9026 Erie Street in Highland, Indiana. {HMC 18.15.060} (C) (1) Minimum Lot Size in an R-1 Residence District. Minimum lot size requirements for an R-1 district are as follows: Every one-family detached dwelling hereafter erected and every transitional use permitted in this zoning district hereafter established shall be on a zoning lot having a minimum area of 7,200 square feet (has 6100) and a minimum width of 60 feet (has 50) at the building line and a minimum lot depth of 120 feet. A lot of record existing on the effective date of the ordinance codified in this title which is less than 7,200 square feet in the area or less than 60 feet in width, or 120 feet in depth, may only be improved by a variance from the Board of Zoning Appeals. {HMC 18.15.080} (K) (1) Single-family residential garages shall be designed so as not to dominate the primary façade of the building. Garages may be located as follows: Garages shall be set back six feet from the primary façade of the building.
- 7) **Old Business: Approval of Findings of Fact for Good Luck LLC, Inc./DVG Team – Paramvir Singh, 3325 Hart Street, Dyer, IN,** Seeking a variance at 9333 – 9337 Indianapolis Boulevard for the proposed fuel island canopy setback of 50’ rather than the minimum 60’ front yard building setback requirement. {HMC 18.45.050} (C) (3) Property development standards. Front Yard. In a B-3 district, front yards shall be provided as follows: For developments fronting principal arterial streets and highways, a minimum 60-foot front yard shall be provided, but not to exceed 95 feet. Included in this front yard shall be a minimum 20-foot landscaped strip along the front right-of-way that spans the entire length of the front right-of-way.

8) New Business: Christine Scheeringa, 9349 Kleinman Road, Highland, IN 46322, Seeking a variance at same address to build a 30' x 40' (1,200 sq. ft.) addition to an existing pole barn that is currently 30' x 60' (1,800 sq. ft.). {HMC 18.05.060 (F) (5)} In zoning district R-1A, R-1, R-2 or R-3, the summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

BUSINESS FROM THE FLOOR: None.

ADJOURNMENT: Motion: _____ Second: _____ Time: _____

Agenda is subject to change without notice